



Artist's Impression



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solicitors and estate agents

House Site, Coylum House, Coylumbridge, Aviemore, PH22 1RD
Offers Over £250,000

Contact us on 01479 874800 or visit www.massoncairns.com

A rare opportunity to acquire an exceptional house site in the highly sought-after area of Coylumbridge, on the outskirts of Aviemore. The site extends to a generous plot size of circa 0.35 acres and benefits from full planning permission for a substantial and thoughtfully designed four-bedroom detached family home. Planning permission has been granted under reference 25/02816/FUL, with the decision notice issued on 3rd November 2025. Full drawings and all supporting information are available to view online via the Highland Council ePlanning portal, allowing prospective purchasers to fully review the approved proposals. The approved design presents a contemporary yet sympathetic home, well suited to its woodland setting, with spacious and flexible accommodation arranged over two levels. The layout includes generous open-plan living and dining spaces, multiple en-suite bedrooms with dressing areas, utility facilities and an integral garage, creating a high-quality home designed for modern family living. Outdoor areas are carefully planned to maximise light, privacy and outlook, with patio and garden spaces enhancing the overall setting. The site enjoys an attractive and private position while remaining conveniently located for Aviemore's wide range of amenities, outdoor pursuits and transport links within the Cairngorms National Park. Opportunities of this nature in Coylumbridge are rarely available, making this an outstanding prospect for those seeking to create a bespoke home in one of the area's most desirable and scenic locations.

Offers Over £250,000



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Coylumbridge & Aviemore

Situated in the heart of Scotland's Cairngorms National Park, Aviemore is a vibrant town known for its breath-taking landscapes and a plethora of amenities suitable for both residents and visitors.

Natural Attractions:

Cairngorm Mountains: A majestic range offering hiking, skiing, and snowboarding opportunities.

Lochs: Serene bodies of water like Loch Morlich, perfect for sailing, canoeing, and taking in the scenery.

Nature Trails: Verdant pathways and trails ideal for walking, cycling, and wildlife spotting.

Amenities and Activities:

Recreational Facilities: From the renowned Macdonald Aviemore Resort with its swimming pools and cinema, to the top-notch golf courses and spa facilities.

Adventure Sports: Including treetop adventures, quad biking, and horseback riding.

Winter Sports: The area is a hub for skiing and snowboarding enthusiasts, with Cairngorm Mountain being a prime destination.

Shopping & Dining: Aviemore boasts a range of shops – from quaint local boutiques selling handmade crafts to more familiar high-street names. Gastronomes will delight in the variety of eateries, from cosy cafes offering traditional Scottish fare to dining restaurants.

Cultural and Community Amenities:

Strathspey Railway: A steam railway journey offering a trip back in time and panoramic views of the Highlands.

Local Events: The town hosts a series of events year-round, including music festivals, the Thunder in the Glens motorcycle gathering, and more.

Education and Health: Aviemore is home to a primary school with secondary education in Kingussie and has excellent healthcare

facilities including a newly opened community hospital ensuring the well-being of its residents.

Transport Links

From Aviemore, you can conveniently access various transportation options to explore the wider UK:

Airports: Inverness Airport (INV): Approximately 36 miles away, this regional airport offers domestic flights and some international connections. Aberdeen International Airport (ABZ): Roughly 87 miles away, providing a wider range of domestic and international flights.

Train Stations: Aviemore Railway Station: Located within the town, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes: A9: a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A95: This scenic route connects Aviemore to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland. With these options, Aviemore serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Home Report

There is no requirement for a home report.

Planning

Full Planning Permission (ref: 25/02816/FUL) has been obtained from the Highland Council. The decision notice of approval was issued on the 3rd November 2025. Further details on planning can be obtained by visiting the Highland council E-Planning website and typing in the reference ref25/02816/FUL <http://wam.highland.gov.uk/wam/>

Services

Drainage will be to a septic tank and there is mains water and electricity available, purchasers will be responsible for connection to the electrical and water supply and for the provision of a septic tank. Purchasers should satisfy themselves on service provision and connection cost. There is a shared access track.

Entry

By mutual agreement.

Price

Offers over £250,000 are invited

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns
Strathspey House
Grantown on Spey
Moray
PH26 3EQ
Tel: (01479) 874800
Fax: (01479) 874806
Email: property@lawscot.com
www.massoncairns.com

What Three Words Location

What Three Words Location [///rewarded.twigs.vesting](https://www.what3words.com/what-three-words/location/strathspey-house-grantown-on-spey-moray)

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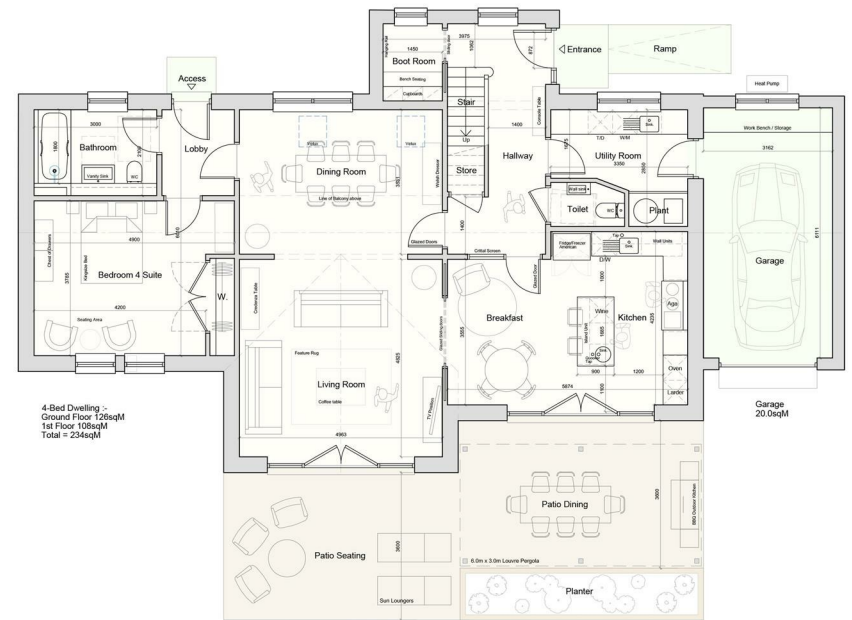
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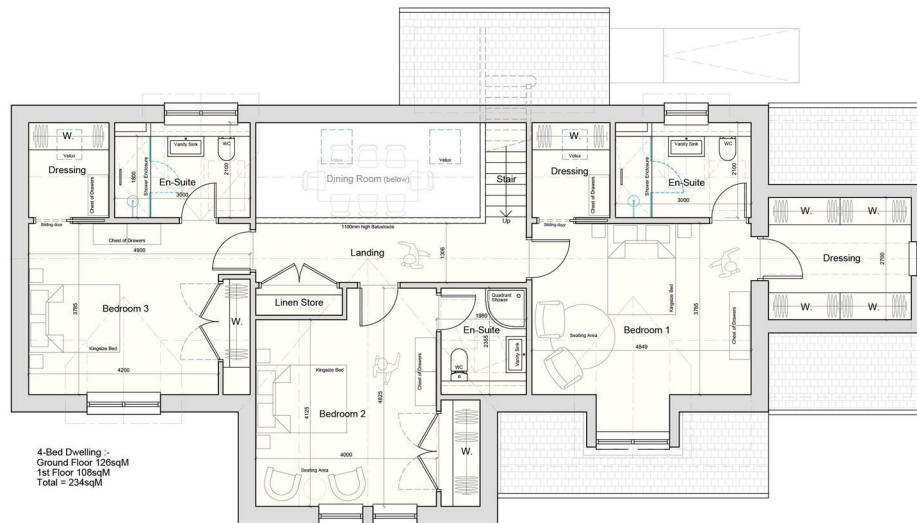
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Proposed Ground Floor Plan
House Site - Land 25M East Of Coylum House Coylumbridge Aviemore
Planning Ref: 25/02816/FUL



Proposed First Floor Plan
House Site - Land 25M East Of Coylum House Coylumbridge Aviemore
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Proposed Site Layout
House Site - Land 25M East Of Coylum House Coylumbridge Aviemore
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Proposed Rear (North) Elevation 1:100



Proposed Road Side (East) Elevation 1:100



Proposed Front (South) Elevation 1:100



Proposed Side (West) Elevation 1:100

Proposed Elevations

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Location Plan

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While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters



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